

KING STREET STORAGE AUCTION RULES AND REGISTRATION CONTRACT

King Street Storage’s Manager (Auctioneer) acts as the agent for the owners of the Self Storage facilities. Our auctions are conducted in accordance with the applicable State Self Storage Facility Laws. The tenants of auctioned storage units are in default of rent for their units.

The entire contents of a storage unit are sold as a single lot. At the sole discretion of the Auctioneer, we MAY decide to sell some or all items separately. All items will be sold AS IS - WHERE IS. The Auctioneer neither makes nor implies any warranties or guarantees of any kind. The door of the storage unit will be raised or opened and Bidders may only look at the contents from OUTSIDE the unit.

All sales are final – THERE ARE NO REFUNDS FOR ANY REASON! You are bidding on ALL items within each lot, and the winning bidder is responsible for removing EVERYTHING in that lot from the storage facility, within 48 hours. You may not use the dumpsters or otherwise dispose of any garbage at these facilities. Beware – offenders will be prosecuted. If you fail to remove any item within 48 hours, it will be considered abandoned and immediately becomes the sole property of the Storage Facility, who may dispose of it in any manner that they choose. If the disposal costs money, then the buyer will be responsible for these costs.

In addition to the highest bid, buyers will be required to deposit \$10.00 for a new lock to be placed on their unit. Buyers may also be charged a Cleaning Deposit of \$50 or \$100, at the discretion of the Facility Manager. Deposits will be returned to the buyer after the lock has been returned and the unit is empty in a “broom clean” condition. The Auctioneer reserves the right to cancel any bids, for any reason. Bids are taken in \$10.00 minimum increments, unless otherwise announced by the Auctioneer. Immediately following the auction, you must go directly to make FULL PAYMENT for all your items-NO CREDIT CARDS. You will be given a receipt, which you must show to the facility staff, if asked, when removing items.

Nothing may be removed until after full payment has been made. Bidder and any of their associates agree to indemnify and hold harmless Auctioneer and Landlord of any damages or injury resulting from attendance at any auction and the removal of property from any auction. Upon acceptance of a bid by the Auctioneer, the risk of loss to the property shifts to the Winning Bidder.

If you purchase a vehicle, boat, or any other item which should be registered at the Department of Motor Vehicles (DMV), it will be your responsibility to take any necessary paperwork to the DMV in order to obtain a title. It may take a few days before the DMV issues your title, depending upon the DMV workload and the previous history of the item (they may have to conduct record searches).

If you find any “personal items,” including family pictures, personal paperwork or business records, then YOU MUST hand them to the Storage Facility Manager, who will attempt to return them to the tenant. The Facility retains the right to request that certain items or a complete lot be purchased back by the Facility, in order to prevent any court action with the tenant.

We will not tolerate any foul language or inappropriate behavior of any kind. Smokers: MAY NOT smoke inside buildings or while bidding. If bidders do not abide by our rules, or do not act in a respectful manner, the Auctioneer and the Storage Facility Manager have the right to tell you to leave the property and you may be banned from all future auctions.

Additional rules will apply if verbally announced by the Auctioneer.

You must complete this form if you intend to bid on a unit.

You must submit your Driver’s License for a photo-copy when registering. No exceptions!

Print Name: _____ Driver’s License Number: _____

Phone Number: (_____) _____ - _____ Email address: _____

Address on driver’s license: _____

City: _____ State: _____ Zip: _____

Your signature below indicates that You have read and agree to all of the above rules for our auctions.

Signature: _____ Date: _____